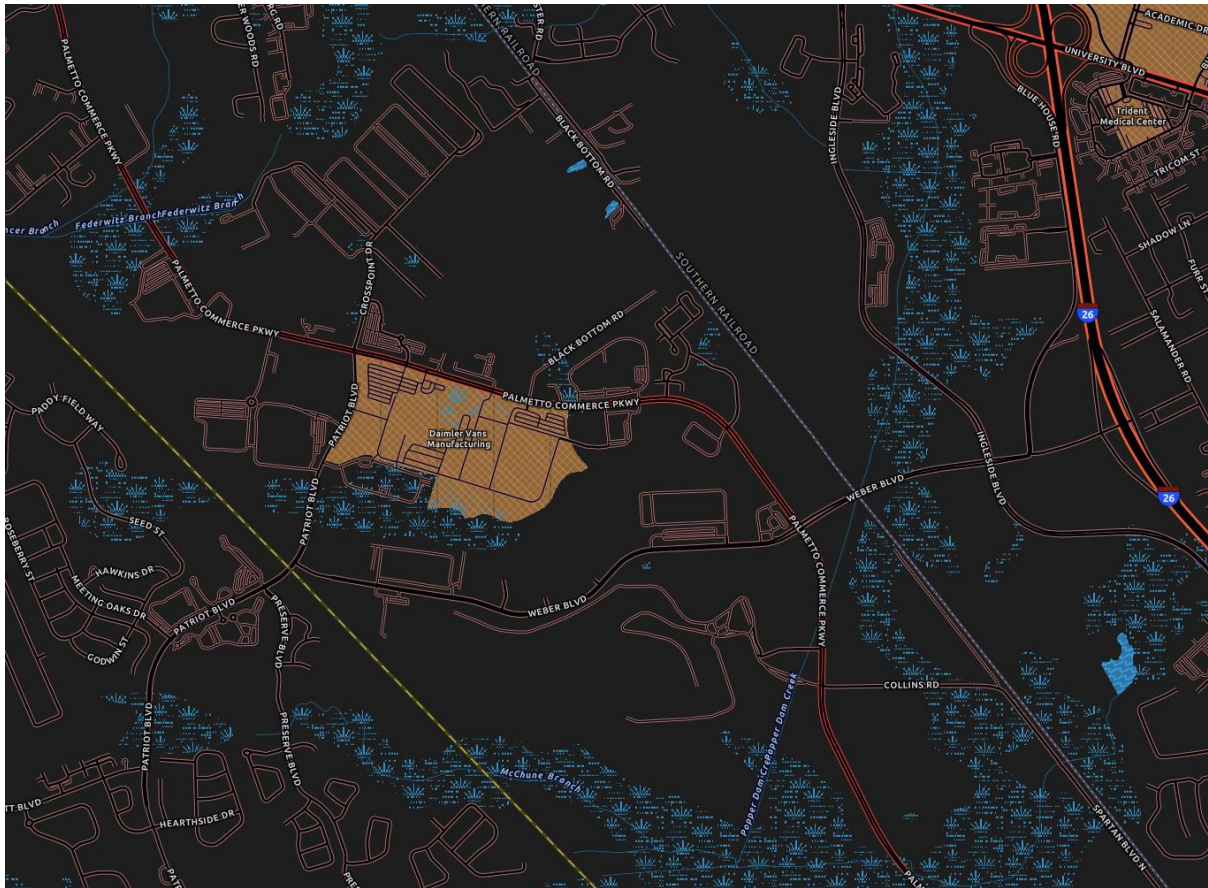


Charleston County FILOT Agreements Analysis Report (2010-2025)



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Charleston County Tax Payer

Revision 1: December 2025

Executive Summary

Between 2010 and 2025, Charleston County approved at least **85 Fee-in-Lieu-of-Tax (FILOT) agreements**. Adding up all the reported revenue from these agreements across Charleston County, CCSD, and the City of North Charleston shows at least **\$584,000,000** in tax credits since 2010. However, due to lack of transparency, an apparent violation of SC Code Section 12-44-55, the required detailed information about the Tax Value and Tax Abatement is not publicly available.

At least 12 companies (14%) appear to have closed operations before completing their 20-year agreements, eliminating the jobs they had reported as created. The remaining 73 active agreements represent approximately **\$28,000,000 per year** in tax abatements, with **Special Source Revenue Credit (SSRC)** agreements providing an additional **\$5,000,000 per year**. Altogether, Charleston County taxpayers are foregoing an estimated **\$33,000,000 annually** through these combined programs.

Charleston County's population has grown more than 20% in the past five years. In 2020 and 2025, appraised home values increased through countywide reassessments, yet FILOT properties are locked into **20- to 30-year agreements** and are never (publicly) reassessed; thus the burden of funding infrastructure, flood prevention, and school improvements shifts disproportionately to homeowners and consumers.

About **\$16,000,000 in tax abatement** directly reduces funding for the Charleston County School District. Transparent oversight is essential for understanding the cost-benefit impact of these agreements. While companies like **Boeing, Low Tide Brewery, and Firefly Distillery** may provide economic and job benefits that justify their tax abatement, the opacity of the process allows other manufacturers—including known polluters, foreign weapons manufacturers, and companies with intelligence-agency ties—to receive tax breaks with no public oversight. **Barzan Aeronautical** (Qatar) and **Elbit Systems** (Israel) manufacture equipment used for foreign espionage, modern colonization, and UN-defined Genocide. Both companies have no public signage as they attempt to remain hidden in the county.

For more than a decade, these agreements have been made with **no public oversight**, obscuring their true costs. It is time to review each of them transparently and in full public view. Every FILOT contains a clawback clause stating that when the benefits of the project are no longer greater than the **costs to the public**, County Council has both **the legal right** and the **moral responsibility** to terminate or reclaim those agreements. The People of Charleston do not want to invest in companies that take advantage of our tax system for profits with no economic benefits – and we, for sure, do not want to be complicit in war crimes and crimes against humanity.

1.0 History and Introduction

In 1974 the **Holzwasser v. Brady** case was decided by the South Carolina Supreme Court. The case highlighted the inconsistency and arbitrary taxation policies across the state of SC. In 1976 the South Carolina General Assembly passed Article X¹ establishing a fair and consistent 10.5% assessment ratio for manufacturing, utility or mining operations – as an amendment to the **South Carolina Constitution**. As with every change to the South Carolina Constitution, it was then voted on and approved by the People of South Carolina by a large margin (~70% approval). Based on the exemptions listed in section 3 of Article X, various versions Fee in Lieu of Tax (FILOT) programs were initiated.

Before 1997, the majority of these agreements took advantage of the loophole that **county owned property** was not subject to this 10.5% assessment ratio – and therefore Corporations **would deed their property over to the local county**² to get a lower a tax bill.

In 1997 SC passed the Fee in Lieu of Tax Simplification Act³. Under this code they eliminated the need to physically change ownership of the title of the property. And rely on the idea that the Fee was not subject to taxes based on value (ad valorem). SECTION 12-44-80 of this Act tried to protect school district funding from being abated under these FILOT agreements.

In 2001 the Horry County School district sued Horry County arguing that that these Fees were not being used in accordance with the Law. However, the SC Supreme Court ruled in Favor of the County citing that specifically multi-county industrial parks (MCIP) FILOT agreements are not subject to that stipulation and therefore the county can use the Fees at their own discretion and not to fund schools. Since this ruling in Charleston County – the majority of the FILOT agreements have been MCIP FILOTS regardless of the physical location of the manufacturing facility.

These FILOT agreements are largely developed and influenced by a non-governmental private organization – Charleston Regional Developmental Alliance. This Alliance is funded by the Charleston County Economic Development Department. These two organizations negotiate and advocate for these FILOTS behind closed doors.

Within the ruling from Horry County 2001, there was still a focus on transparency as they highlighted that SECTION 12-44-55 of the Tax Simplification Act mandates 12 reporting requirements (“Recapitulation”) of these agreements; specifically related to the value of these agreements (A) (7) and how much Tax is abated (A) (8). This section of

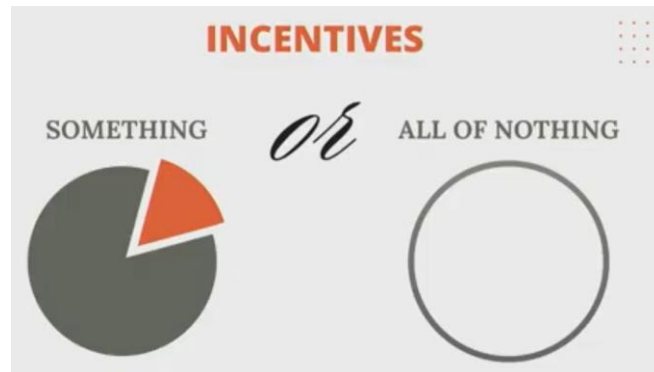
¹ <https://www.scstatehouse.gov/scconstitution/A10.pdf>

² <https://law.justia.com/codes/south-carolina/title-4/chapter-29/section-4-29-67/>

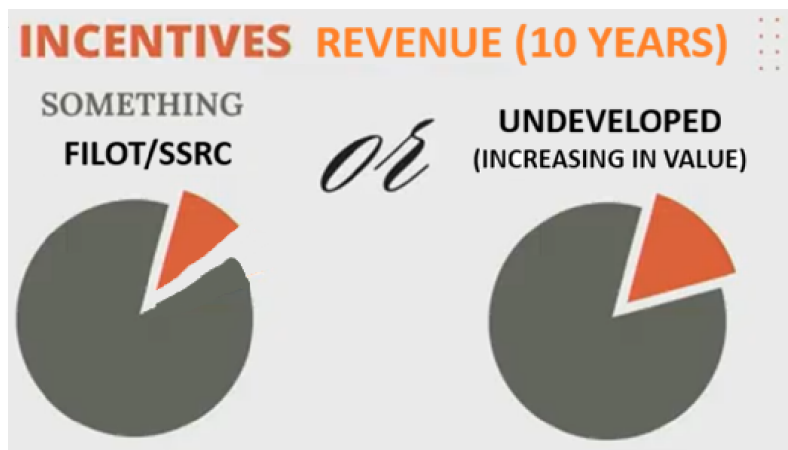
³ <https://www.scstatehouse.gov/code/t12c044.php>

the code is largely ignored for all FILOT agreements only a minimal amount of information is included in the Ordinances (see next section).

The Charleston County Economic Development (CCED) uses the following graphic to poorly define what an Incentive is:



The first faulty assumption is that undeveloped property has no value. From an environmental perspective (see section 8) undeveloped properties have tremendous value especially when these properties are near the wetlands and watersheds of the Rivers that make Charleston – Charleston. The second incorrect assumption is that manufacturers won't come to Charleston without tax breaks, as discussed in section 6: rural counties in South Carolina can easily offer better tax incentives than Charleston County; however, industries need skilled workers as much as workers need jobs. And the third and most blatant error about that graphic is the fact that the property is already subject to the 6% tax assessment ratio. Therefore, the county is already collecting taxes from the property – and that tax value will increase over the years as the value of the property increases. Under an FILOT/SSRC agreement – the county can easily receive less tax revenue as compared to undeveloped because the FILOT locks in the assessed value and millage rate for up to 30 years. Furthermore, most manufacturers will depreciate their assets to almost nothing after 6-10 years. Therefore, here is a more accurate comparison of those two options:



With better nuanced understandings we can recognize what is a good agreement that may have more benefits than costs. And without transparency and keeping the agreements complicated the un-elected development department can push their agreements which as will be explained in this report – some of those agreements will have a much higher cost than benefit. The premise on which CCED bases its decisions are optimizing short term **wealth** (for a few) instead of the long term **well-being** for all.

2.0 Data Sources

The data for the 85 FILOT agreements are the published Ordinances taken from the Charleston County Website: <https://www.charlestoncounty.org/ordinances.php> The First Ordinance included is Ordinance #1651: a FILOT with Remount Ventures LLC from October 2010. The latest FILOT included is one that was voted on October 28, 2025 with Metal Trades, LLC – now owned by Keel USA. Most FILOTs include the wording: to reduce the Assessment Ratio from the standard 10.5% to 6%. The Boeing FILOT from 2025 was an exception to that as they got a 4% Assessment Ratio approved. Only a few FILOTs stated a specific Millage Rate; where not specified a 288-millage rate was used to calculate the total Tax Abatement. Most SSRC agreements include a cap or maximum tax abatement over the course of the agreement. For example, most (excluding Boeing and Mercedes) these abatements are limited to about \$300,000 over the 20-year agreement.

Similarly, there is no one publicly reported location where the Revenue nor Abatement is reported. Instead, the Economic Development Department tries to hide the total effect of the Revenue for the main Tax Entities, Charleston County School District CCSD, City of North Charleston, Charleston County and the City of Charleston all report their portion of the revenue separately

Stake Holder	Reported FILOT Revenue	Reported GASB 77 Abatement	Ad-Valorem Revenue ⁴
Charleston County FY2025 Budget	\$5,031,000	\$1,007,000	\$6,038,000
CCSD FY2025 Budget	\$14,400,000	\$16,121,000	\$30,521,000
City of North Charleston FY2025	\$14,802,000	\$14,827,000	\$29,629,000
City of Charleston FY2025	\$500,000	\$71,000	\$571,000
Town of Mount Pleasant FY2025	\$436,857	NR	
Total FILOT Revenue	\$35,169,857	\$32,288,000	\$66,759,000

⁴ This is determined by just adding the two reported numbers together. This may not align with CCED internal data – as they add unnecessary complications

Governmental Accounting Standards Board GASB 77 defines “Tax abatement” refers to a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which

1. One or more governments promise to forgo tax revenues to which they are otherwise entitled, and
2. The individual or entity promises to take a specific action that contributes to economic development or otherwise benefits the government or its citizens.

That definition is used to determine the tax abatement based on the following equations:

$$\text{Property Tax} = \text{Fair Market Value} \times \text{Assessment Ratio} \times \frac{\text{Millage Rate}}{1000}$$

$$\text{FILOT Fee} = \text{Fair Market Value} \times \text{Reduced Assessment Ratio} \times \frac{\text{Millage Rate}}{1000}$$

$$\text{Tax Abatement} = \text{Regular Tax} - \text{FILOT Fee}$$

There are at least two more parts that should be included in the Abatement calculations: SSRCs and Locked in Millage Rates. 27 of the 85 FILOT agreements appear to have SSRCs in addition to the reduced assessment ratio. However, because each of the agreements set slightly different terms for each of these agreements our best guess of the yearly value of the SSRC portion of the agreements is roughly \$5,000,000.

Additionally, these agreements last anywhere from 20 to 30 years all the while locking in the oldest (or lowest as some agreements are written). This benefit we have ignored from the calculations for the sake of simplicity.

The last publicly hidden portion of these agreements has to do with depreciation of assets. There are arguments that the County should not share this “private” information of the Corporations and Companies. However, when these companies entered into agreements with the State Law requires all of this information to be made publicly available.

3.0 Individual Agreement Summary

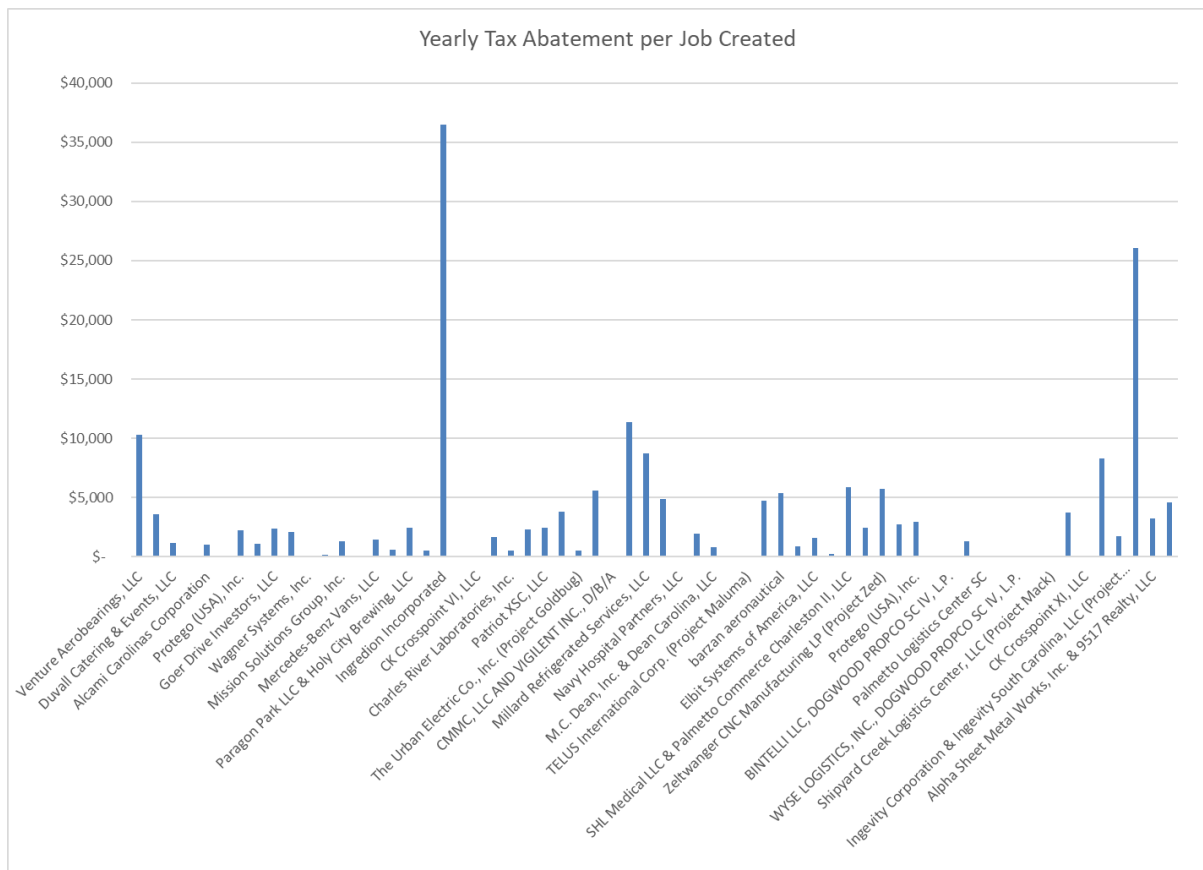
This analysis only goes back 15 years – most FILOT agreements are for 20 to 30 years therefore this summary is referred to as a conservative estimate. From 2010 to 2025 Charleston County entered into 85 FILOT Agreements. At least 12 of the agreements

were with companies that no longer appear to be in business including: MAHLE Behr Charleston, Inc, Kapstone Charleston Kraft LLC, Torqtek Design and Manufacturing, Vigilant Labs.

The majority agreements include the FILOT standard of using the 6% assessment ratio instead of the 10.5%, however, the 2025 Boeing agreement and the Mercedes 2017 agreement were able to get a 4% assessment ratio.

The other large, reported Tax Abatement included in 27 of these agreements is the SSRCs. There are no reasons given for why some agreements include SSRCs and others don't. For Example, In T-Mobile's ordinance where they claim to provide 400 Jobs (one of the largest Job creator other than Mercedes or Boeing) receives an SSRC that is Capped at \$700,000 to be used within the first 6 years of the agreement. Yet the foreign weapons manufacturer Elbit Systems which had a similar investment – yet a promise of less jobs created received a tax abatement of \$2,000,000 SSRC (over 6 years).

Our spreadsheet of these agreements tracks metric Yearly tax Abatement (\$) per job (supposedly) created. We have to include the word “supposedly” as there is no public oversight of these agreements demonstrating that they have actually created the jobs they claim. There are many agreements where the reported Jobs created is 0. This graph highlights some of the worst offenders of this metric or most money given away every year to subsidize a job.



Ingredion Incorporated is by far the worst offender (aside from the agreements that don't create any jobs) – as we subsidize their company at about \$145,000 per year for 20 years to create 4 Jobs.

The best one was TELUS International as each job only cost our tax payers \$26. Per year per job. While obviously debatable, the standard of Charleston County Property tax anymore than \$1,500 per year seems excessive.

4.0 Intentional Lack of Transparency

Charleston County publicly reports every expense down to \$100. However, these agreements that represent \$56 Million in Revenue and at least \$51 Million in deferred revenue are not publicly disclosed in understandable terms. For example, ordinance #2187⁵ list this agreement between the County and literally “an Industry known to the county as “Project Rose”.” It is not revealed – perhaps even to the County Council - that this Industry is a Qatari owned Military Drone and Spy Equipment Manufacturer Barzan Aeronautical that made and *tested* these drones and spy equipment out of the John's Island Airport.

Nothing in the Ordinance mentions the anticipated FILOT Fee, nor the proposed Tax Abatement. One would have to calculate the Potential Fee based on the \$14,750,000 investment and the noted 6% assessment ratio. This calculation – not listed nor reportedly discussed represents a Tax Abatement of at least \$150,000 per year. Fortunately, the Ordinance does mention the SSRC and its total value of \$600,000 that is a credit from Charleston County. *Note: after about 2 years of operation this manufacturer was sued by an American owned drone manufactured. And apparently, no longer able to pay the Fees they agreed to pay.*

Nothing in the ordinance delineates how much of the \$14,750,000 investment is real property vs depreciable assets to understand the total 30 year value of the agreement. A reasonable estimate would value this one agreement as a \$3,000,000 investment from Charleston County Tax Payers to subsidize a Qatari Spy and Weapons Manufacturer.

Similarly, ordinance #2200⁶ coerces Charleston County Taxpayers to Invest another Foreign Weapons manufacturer, that has tried to remain hidden on Palmetto Commerce Parkway with no signs indicating that who they are: an Israeli owned Weapons and Technology manufacturer. The estimated value of their agreement is well

⁵ <https://www.charlestoncounty.org/ordinances/2100-2199/2187.pdf?v=416>

⁶ <https://www.charlestoncounty.org/ordinances/2200-2299/2200.pdf?v=300>

over \$8,000,000 (over 20 years) with \$2,000,000 SSRC. This manufacturer profits from war, destruction, and modern settler colonialism through its production of Autonomous modern tank systems that use AI control and surveillance software.

Furthermore, a recent 2025 UN report⁷ uses legal analysis to define what the IDF is doing in Gaza using Elbit Systems manufactured tanks is legally defined as Genocide. While this report is extremely difficult to read through as it details incidents where IDF snipers shoot toddlers in the head (page 10) – it is important to understand how our tax dollars are being used. A newer UN Report from October 2025⁸ entitled “Gaza Genocide: a **collective** crime” highlights how the atrocities taking place in this modern colonization are enabled by all of us that fund weapons manufacturing: they state “any such engagement could represent means to aid/assist/directly participate in unlawful acts, including war crimes, crimes against humanity and genocide”

These agreements need to be Clawed Back immediately – as the cost of making the people complicit in Genocide is not worth the benefit of 300 jobs.

5.0 Low Benefit Agreements

In addition to the lack of transparency, another major exploitation of the current MCIP/FILOT system is that landowners have begun requesting the same tax breaks intended for “manufacturing, utilities, and mining.” Of the 85 recorded FILOTs, at least eight were agreements with businesses that created **zero** jobs because they are simply land-owning developers—including Stall Road LLC, CK Crosspoint VI, LLC, Navy Hospital Partners, LLC, Palmetto Industrial Park LLC, Dogwood Propco SC, and Crosspoint XI, LLC.

The intention of FILOTs has always included the expectation of job creation. Several of the most recent ordinances no longer even mention the number of jobs created by the investment. There are no publicly available audits, oversight mechanisms, or opportunities for public input on any of these agreements—making them ripe for abuse.

For example, there is no public reporting surrounding their reported asset depreciation or more importantly their asset replacement. They often use a linear depreciation of assets so that the value of the assets completely depreciates with 6-10 years. Which suspiciously aligns with their common SSRC durations. As mentioned before these FILOTS are typically locked in for 20 or 30 years – without oversight- meaning they can operate without paying taxes on any asset replacement.

⁷ <https://www.ohchr.org/sites/default/files/documents/hrbodies/hrcouncil/sessions-regular/session60/advance-version/a-hrc-60-crp-3.pdf>

⁸ <https://www.un.org/unispal/document/special-rapporteur-report-gaza-genocide-a-collective-crime-20oct25/>

6.0 FILOT effect on Education Funding

The Charleston County School District (CCSD) in their end of year Comprehensive Financial Statement⁹ on page 66 reports the Tax Abatement (lost revenue) of **\$16,121,000** in 2024. This loss of revenue was managed and decided by Charleston County Council and as they state on page 66 CCSD “has not entered into any of its own tax abatement agreements.”

While CCSD offers the highest teacher pay rates (\$65,000 to \$70,000) in South Carolina, the cost of living is also the highest. The median price of a home in Mount Pleasant is nearly \$900,000; there is no way teacher are going to be able to live close to their jobs if they work in Mount Pleasant.

With additional government oversight and transparency the County Council can (and should) clawback all the agreements that created 0 Jobs, or are not going to meet their stated agreements of Jobs and benefits to the public. Additionally, as mentioned in section 5 all agreements with foreign weapons manufacturers should be clawed back. Based on the estimates of the value these agreements Charleston County should easily be able to reclaim up to \$3,000,000 in revenue for Charleston County School District.

7.0 The Importance of the Public

Every FILOT agreement includes a clawback clause stating that “when the benefits of the Project to the public are no longer greater than the costs to the public,” the agreement may be revoked. Let’s be clear: **the public *the people* are the ones who either benefit from or are harmed by these agreements.**

Furthermore, Industries do not decide to come to Charleston County solely because of tax incentives. They come here—as the Charleston County Economic Development Organization’s website¹⁰ highlights—because of our **highly skilled workforce**. Drive anywhere else in South Carolina and you’ll see plenty of industrial parks sitting empty. Locate South Carolina¹¹ list **632 Available Industrial Properties** in the State of SC. The tax breaks offered by those rural counties far exceed what Charleston County provides, but industries still will not go there—because **the people** aren’t there.

Furthermore, Charleston County’s population has grown more than 20% in the past five years.. Rush hour traffic is a clear indication that our infrastructure transportation have not been able to keep pace with this growth.

⁹<https://resources.finalsite.net/images/v1738697606/ccsdschoolscom/w4ud5tcl2ebllloyfmxjk/FY2024ComprehensiveFinancialStatements.pdf>

¹⁰ <https://www.charlestoncountyeconomicdevelopment.org/strategicadvantages/>

¹¹ <https://locatesc.sccommerce.com/>

Now, In 2020 and 2025 appraised home values increased through countywide reassessments. However these large corporations through their FILOT properties are locked into **20- to 30-year agreements** and are never (publicly) reassessed; thus the burden of funding infrastructure, flood prevention, and school improvements shifts disproportionately to the People.

Its time to stop the mindset that we always need to grow -instead we need to allocate funds to take care of and improve our infrastructure so that growth is possible. As intended in 1976 when the People of South Carolina helped change the constitution we want these corporations to pay their fair share of the infrastructure through standardized 10.5% assessment ratios.

8.0 Environmental Impact of the Agreements

Since 2001, at least 45 industrial park areas have been constructed in the watersheds of Charleston's rivers.



The aerial photo is one of many that clearly show industrial parks being built in and near wetlands. This photo was taken during the winter months—the drier season—yet we can clearly see that all the retention ponds are completely full of water. Basic land-development requirements state that all land made impervious through roofs, parking lots, and other structures must have the additional runoff from those surfaces captured in retention ponds. Specifically, in Charleston County, developers are required to design for a 25-year rain event (8 inches over 24 hours) and size the ponds to capture that volume of water. However, if these ponds are already full because the buildings are constructed in wetlands, then no storage capacity exists. As a result, all of that runoff will exacerbate flooding downstream.

We estimate that these 45 industrial parks have made 200–400 acres within Charleston’s river watersheds impervious, with extremely limited retention-pond capacity. Two hundred acres receiving 8 inches of rainfall equates to approximately **44 million gallons** of floodwater during a 25-year storm—water that will contribute to downstream flooding rather than being absorbed naturally by the land.

There has been no public disclosure that the fees from these FILOTs are being used to address the flood risks created by these developments. Furthermore, when flooding occurs—because it is not a question of *if* but *when*—insurance companies have been known to sue counties and developers who knowingly allow development within critical watershed areas.

To better understand these risks, the County should conduct an assessment of some of the worst offenders—developments clearly constructed in wetlands, such as those along the low-lying areas of Palmetto Commerce Parkway. This assessment should determine how much additional Fee-in-Lieu-of-Tax revenue should be required to help mitigate the flooding risk these developments create.

9.0 Conclusion and Demands from the People

Transparency around expenditures **and revenues** is essential for governments to maintain public trust and is required by SC Law. Unfortunately, the excessively “pro-business” elements within the Charleston County Economic Development department have chosen to side with corporations, intentionally obscuring the true costs of these agreements.

The people of Charleston County deserve better oversight from their elected County Council members. We therefore make the following specific demands:

1. **Require all future FILOT agreements** to include clear, plain-language statements specifying both the annual fee and the total tax abatement in accordance with SECTION 12-44-55 of the Tax Simplification Act. Transparency must be the highest priority in dealing with public funds.
2. **Review all existing FILOT agreements** to evaluate whether their costs outweigh their benefits to the people of Charleston County. These agreements should be graded using the following criteria, and those that cost more than they provide should be subject to clawback:
 1. **National Security Risk:** Any company with direct ties to foreign weapons manufacturers or foreign intelligence operations should have its agreement clawed back immediately. Furthermore, the harm caused by making our community complicit in war crimes far outweighs the benefit of providing taxpayer subsidies.
 2. **Value of Agreement (Tax Abatement) per Job Created:** Any agreement that does not provide any jobs, does not meet their requirement of jobs created should be clawed back immediately. Furthermore, consistency of the value of the agreement per job created should be established and followed.
 3. **Local Preference:** Local companies should be given priority over foreign or multinational corporations. The will of the people is that our local property tax dollars should strengthen our local communities.
3. **End the Practice of tying our Debt to the success/failure of Private Companies without audits:** The specific SSRC bond program relies on these companies to pay their taxes for us to pay back our loans. They can at their discretion consider their assets to be completely depreciated – which greatly reduces the tax revenue. At a minimum, these companies need to be audited publicly on a yearly basis.

Graphics and Details

Ordinance Number	Company	Investment (USD)	Remaining Taxable Investment	Annual FILOT Payment (USD)	SSRC Credits	Yearly Tax Abatement Value	New Employees
1651	Remount Ventures, LLC	\$ 70,000,000	\$ 25,000,000	\$ 432,000.00	\$ 3,000,000	\$ 474,000	600
1673	South Carolina Electric & Gas Company (SCE&G)		\$ -	\$ -		\$ -	
1797	PMW Technologies, Inc. d/b/a PeopleMatter	\$ 29,600,000	\$ 25,460,000	\$ 439,948.80		\$ 329,962	265
1709	TIGHITCO INC.	\$ 14,500,000	\$ 9,550,000	\$ 165,024.00		\$ 123,768	300
1710	CUMMINS, INC.;	\$ 25,000,000	\$ 3,400,000	\$ 58,752.00	\$ 300,000	\$ 59,064	43
1714	TWL PRECISION, INC.,	\$ 12,000,000	CLOSED				90
1744	CUMMINS, INC. (Expansion)	\$ 19,500,000	\$ 10,950,000	\$ 189,216.00	250000	\$ 154,412	76
1751	TIGHITCO INC. AND AVIAN AEROSPACE, INC.;	\$ 14,500,000	CLOSED				300
1758	SHIMANO AMERICAN CORPORATION	\$ 5,000,000	\$ 2,750,000	\$ 44,467.50		\$ 33,351	
1764	SKF USA INC.	\$ 3,000,000	CLOSED				25
1765	MILLARD REFRIGERATED SERVICES, INC.	\$ 42,200,000	\$ 22,220,000	\$ 383,961.60	\$ 500,000	\$ 312,971	87
1766	EATON AEROSPACE, LLC	\$ 22,000,000	\$ 11,200,000	\$ 193,536.00	\$ 75,000	\$ 148,902	22
1773	THE BOEING COMPANY (2015)	\$ 1,000,000,000	\$ 190,000,000	\$ 3,283,200.00	\$ 32,832,000	\$ 4,104,000	2000
1785	WEBER AUTOMOTIVE CORPORATION	\$ 56,000,000	\$ 10,100,000	\$ 174,528.00	\$ 1,600,000	\$ 210,896	98
1790	DAIMLER VANS MANUFACTURING, LLC	\$ 4,088,000	\$ 2,208,800	\$ 38,168.06		\$ 28,626	60
1793	MEADWESTVACO SOUTH CAROLINA, L.L.C.	\$ 18,000,000	\$ 10,800,000	\$ 186,624.00		\$ 139,968	24
1821	ROTORION – NORTH AMERICA LLC	\$ 6,400,000	\$ 4,240,000	\$ 73,267.20		\$ 54,950	125
1827	TORQTEK DESIGN AND MANUFACTURING, LLC	\$ 35,000,000	CLOSED				50
1834	Kapstone Charleston Kraft LLC,	\$ 10,000,000	CLOSED				
1836	Hubner Manufacturing Corporation	\$ 9,200,000	\$ 5,420,000	\$ 93,657.60	\$ 300,000	\$ 85,243	50
1837	Senior Operations LLC & Jamestown-CK Crosspoint IV, L.P.	\$ 5,500,000	\$ 2,350,000	\$ 40,608.00		\$ 30,456	60
1875	Stoney Ladson, LLC & Sea Pac, LLC	\$ 32,000,000	CLOSED				50
1882	Agru/America, Inc. (Project Daily)	\$ 29,000,000	\$ 7,400,000	\$ 116,949.60		\$ 87,712	35
1910	Venture Aerobearings, LLC	\$ 69,000,000	\$ 15,900,000	\$ 274,752.00		\$ 206,064	20
1916	Blanchard Machinery Company	\$ 12,000,000	\$ 5,790,000	\$ 100,051.20	\$ 300,000	\$ 90,038	25
1920	Duvall Catering & Events, LLC	\$ 2,000,000	\$ 2,000,000	\$ 34,560.00	\$ 75,000	\$ 29,670	25
1925	TorqTek Design & Manufacturing, LLC	\$ 4,200,000	CLOSED				22
1928	Alcami Carolinas Corporation	\$ 3,700,000	\$ 3,140,000	\$ 54,259.20	\$ 130,000	\$ 47,194	46
1929	Stall Road, LLC	\$ 2,500,000	\$ 2,260,000	\$ 39,052.80		\$ 29,290	0
1930	Protego (USA), Inc.	\$ 3,768,961	\$ 2,113,792	\$ 36,526.33	\$ 200,000	\$ 37,395	17
1932	NCGS, Inc.	\$ 6,453,000	\$ 4,090,600	\$ 70,685.57	\$ 50,000	\$ 55,514	50
1944	Goer Drive Investors, LLC	\$ 5,000,000	\$ 4,600,000	\$ 79,488.00		\$ 59,616	25
1945	AMONG FF-NC, LLC, FIREFLY DISTILLERY,	\$ 3,700,000	\$ 2,740,000	\$ 47,347.20	\$ 130,000	\$ 42,010	20
1957	Wagner Systems, Inc.	\$ 2,368,250	CLOSED				37
1972	Project Herman (Mercedes-Benz Upfitting)	\$ 1,315,000	\$ 663,000	\$ 11,456.64	\$ 32,500	\$ 10,217	63
1975	Mission Solutions Group, Inc.	\$ 2,925,000	\$ 2,585,000	\$ 44,668.80	\$ 150,000	\$ 41,002	31
1976	MAHLE Behr Charleston, Inc. (Project Polar Bear)	\$ 36,051,000	CLOSED				115
1978	Mercedes-Benz Vans, LLC	\$ 495,000,000	\$ 139,000,000	\$ 1,601,280.00	\$ 13,100,000	\$ 1,855,960	1300
1980	CK Crosspoint V, LLC & Isringhausen, Inc.	\$ 11,500,000	\$ 6,300,000	\$ 108,864.00		\$ 81,648	136
1983	Paragon Park LLC & Holy City Brewing, LLC	\$ 7,700,000	\$ 4,740,000	\$ 81,907.20		\$ 61,430	25
1987	T-Mobile	\$ 14,900,000	\$ 12,580,000	\$ 217,382.40	\$ 700,000	\$ 198,037	400
1988	Ingredion Incorporated	\$ 16,251,000	\$ 11,250,200	\$ 194,403.46		\$ 145,803	4
2006	Frontier Logistics, LP & FLSC Properties, LLC	\$ 30,000,000	\$ 19,500,000	\$ 340,587.00		\$ 255,440	
2010	CK Crosspoint VI, LLC	\$ 7,500,000	\$ 7,150,000	\$ 123,552.00		\$ 92,664	
2027	GARCo Mill West, LLC & Ingevity Corporation	\$ 20,000,000	\$ 13,000,000	\$ 224,640.00		\$ 168,480	100

2045	Charles River Laboratories, Inc.	\$	10,900,000	\$	7,360,000	\$	127,180.80		\$	95,386	184	
2069	eGroup Holding Co., LLC & MC Futures, LLC	\$	6,300,000	\$	6,120,000	\$	105,753.60		\$	79,315	35	
2089	Patriot XSC, LLC	\$	13,263,705	\$	9,505,482	\$	164,254.73		\$	123,191	50	
2090	Carver Maritime, LLC (Project Merry)	\$	9,200,000	\$	6,440,000	\$	111,283.20		\$	83,462	22	
2091	The Urban Electric Co., Inc. (Project Goldbug)	\$	10,775,000	\$	7,542,500	\$	130,334.40		\$	97,751	180	
2097	Alcami Carolinas Corporation (Project Sterility)	\$	17,136,134	\$	12,852,101	\$	222,084.30		\$	166,563	30	
2130	CMMC, LLC AND VIGILENT INC., D/B/A	\$	104,625,013	CLOSED							404	
2132	Carver Realty SC, LLC & Carver Maritime, LLC	\$	34,755,000	\$	26,066,250	\$	450,424.80	\$	4,600,000	\$	567,819	50
2133	Millard Refrigerated Services, LLC	\$	34,000,000	\$	25,500,000	\$	419,679.00		\$	314,759	36	
2134	NOCS South Atlantic Cold Storage & Warehouse, Inc.	\$	16,500,000	\$	12,375,000	\$	213,840.00	\$	2,276,800	\$	274,220	56
2137	Navy Hospital Partners, LLC	\$	35,000,000	CLOSED								
2145	Ray-Mont Logistics, Inc.	\$	16,050,000	\$	12,840,000	\$	221,875.20		\$	166,406	85	
2154	M.C. Dean, Inc. & Dean Carolina, LLC	\$	7,550,000	\$	6,040,000	\$	104,371.20	\$	500,000	\$	103,278	126
2166	Palmetto Park Industrial, LLC	\$	15,000,000	\$	12,000,000	\$	207,360.00		\$	155,520		
2169	TELUS International Corp. (Project Maluma)	\$	3,044,000	\$	2,435,200	\$	42,080.26		\$	31,560	1211	
2184	CK Crosspoint II, LLC & Argents Air Express Ltd.	\$	9,106,000	\$	7,284,800	\$	125,881.34		\$	94,411	20	
2187	barzan aeronautical	\$	14,750,000	\$	11,800,000	\$	203,904.00	\$	600,000	\$	182,928	34
2198	Mediterranean Shipping Company (USA) Inc. (formerly Project	\$	10,875,338	\$	9,244,037	\$	159,736.96		\$	119,803	135	
2200	Elbit Systems of America, LLC	\$	31,100,000	\$	28,940,000	\$	500,083.20	\$	2,000,000	\$	475,062	302
2206	Cummins Inc. (Amended & Restated Fee Agreement)	\$	5,750,000	\$	4,887,500	\$	84,456.00		\$	63,342	252	
2220	SHL Medical LLC & Palmetto Commerce Charleston II, LLC	\$	105,000,000	\$	75,000,000	\$	1,296,000.00		\$	972,000	165	
2241	Metal Trades, Inc. (formerly Project Torch)	\$	14,402,000	\$	12,241,700	\$	211,536.58		\$	158,652	64	
2242	Zeltwanger CNC Manufacturing LP (Project Zed)	\$	12,550,000	\$	10,667,500	\$	184,334.40		\$	138,251	24	
2247	CK Crosspoint X, LLC	\$	13,077,700	\$	11,116,045	\$	192,085.26		\$	144,064	53	
2251	Protego (USA), Inc.	\$	9,448,191	\$	8,503,372	\$	154,234.16		\$	115,676	39	
2259	MD 3PL SC LLC, DOGWOOD PROPCO SC IV, L.P.	\$	38,000,000	\$	34,200,000	\$	590,976.00		\$	443,232		
2260	BINTELLI LLC, DOGWOOD PROPCO SC IV, L.P.	\$	22,000,000	\$	19,800,000	\$	342,144.00		\$	256,608		
2263	Leidos, INC	\$	17,000,000	\$	15,300,000	\$	264,384.00		\$	198,288	150	
2266	Palmetto Logistics Center SC	\$	90,000,000	\$	81,000,000	\$	1,469,178.00		\$	1,101,884		
2261	COSMOS GRANITE CHARLESTON, LLC, LCG LOGISTICS LLC, DEF	\$	22,000,000	\$	19,800,000	\$	342,144.00		\$	256,608		
2262	WYSE LOGISTICS, INC., DOGWOOD PROPCO SC IV, L.P.	\$	18,000,000	\$	16,200,000	\$	279,936.00		\$	209,952		
2308	GHP Main LLC	\$	12,700,000	\$	12,065,000	\$	208,483.20	\$	750,000	\$	193,862	
2311	Shipyards Creek Logistics Center, LLC (Project Mack)	\$	175,247,972	\$	166,485,573	\$	2,876,870.71		\$	2,157,653		
2312	East Coast CES of South Carolina, Inc. (Project Coast)	\$	14,560,000	\$	13,832,000	\$	239,016.96	\$	288,000	\$	193,663	52
2315	CK Crosspoint XI, LLC	\$	23,000,000	\$	21,850,000	\$	377,568.00		\$	283,176		
2320	Beer Baron, LLC & Low Tide Brewing, LLC (Project Aloha)	\$	22,235,000	\$	21,123,250	\$	365,009.76		\$	273,757	33	
2321	Ingevity Corporation & Ingevity South Carolina, LLC (Project Tr	\$	53,300,000	\$	50,635,000	\$	874,972.80	\$	2,827,833	\$	797,621	460
2324	The Boeing Company (2025)	\$	1,000,000,000	\$	905,000,000	\$	10,425,600.00	\$	104,256,000	\$	13,032,000	500
2345	Alpha Sheet Metal Works, Inc. & 9517 Realty, LLC	\$	3,710,000	\$	3,524,500	\$	60,903.36		\$	45,678	14	
	METAL TRADES, LLC - Keel	\$	66,000,000	\$	60,400,000	\$	1,043,712.00		\$	782,784	170	

**Total Tax Abatement
\$33,000,000 2025**

